

Thornton Creek Water Quality Channel

Seattle Design Commission Presentation

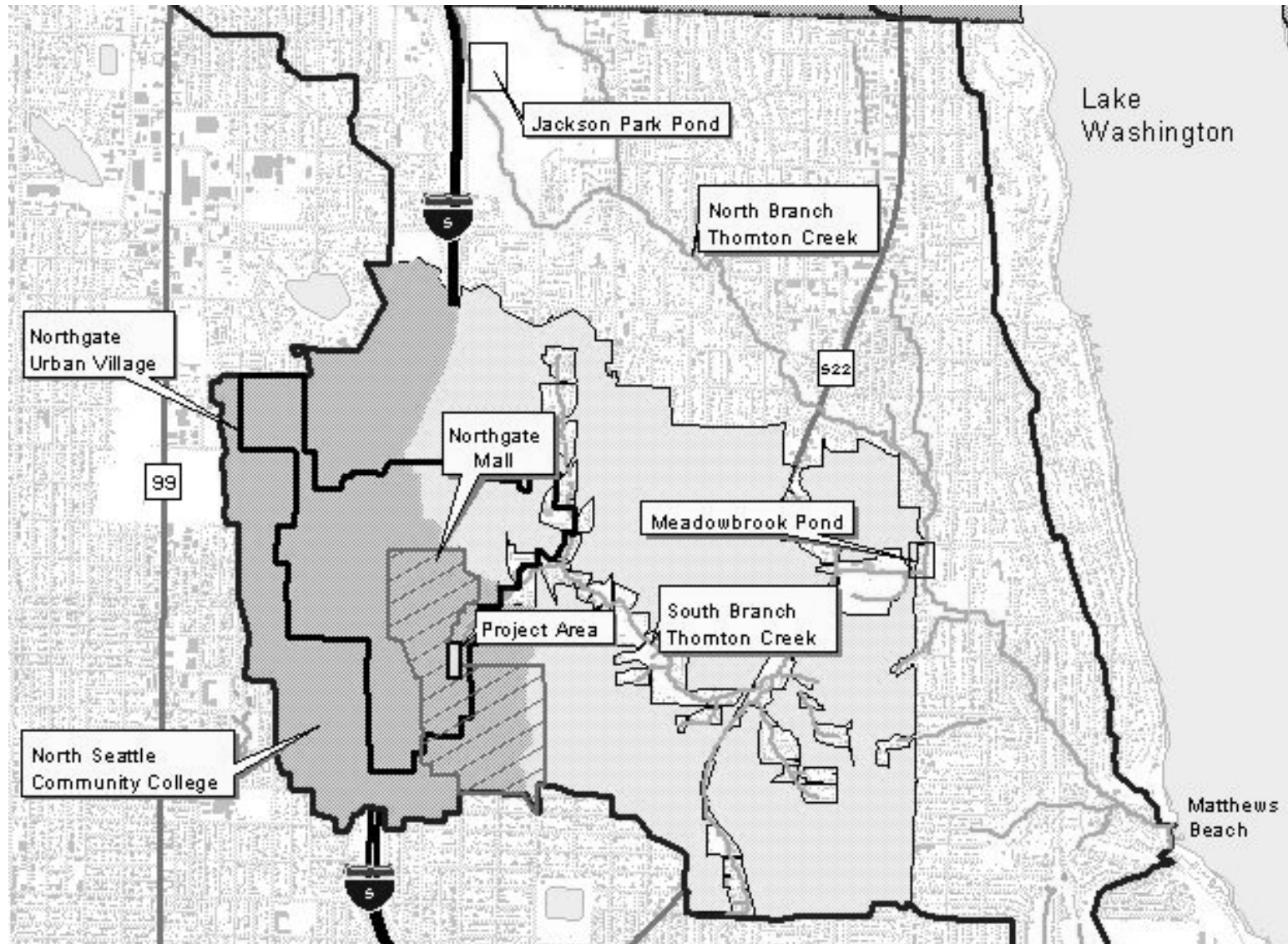
- **Context**
- **Water Quality**
- **Site**
- **Pedestrian Connections**
- **Desired Feedback**

Seattle Public Utilities

April 7, 2005



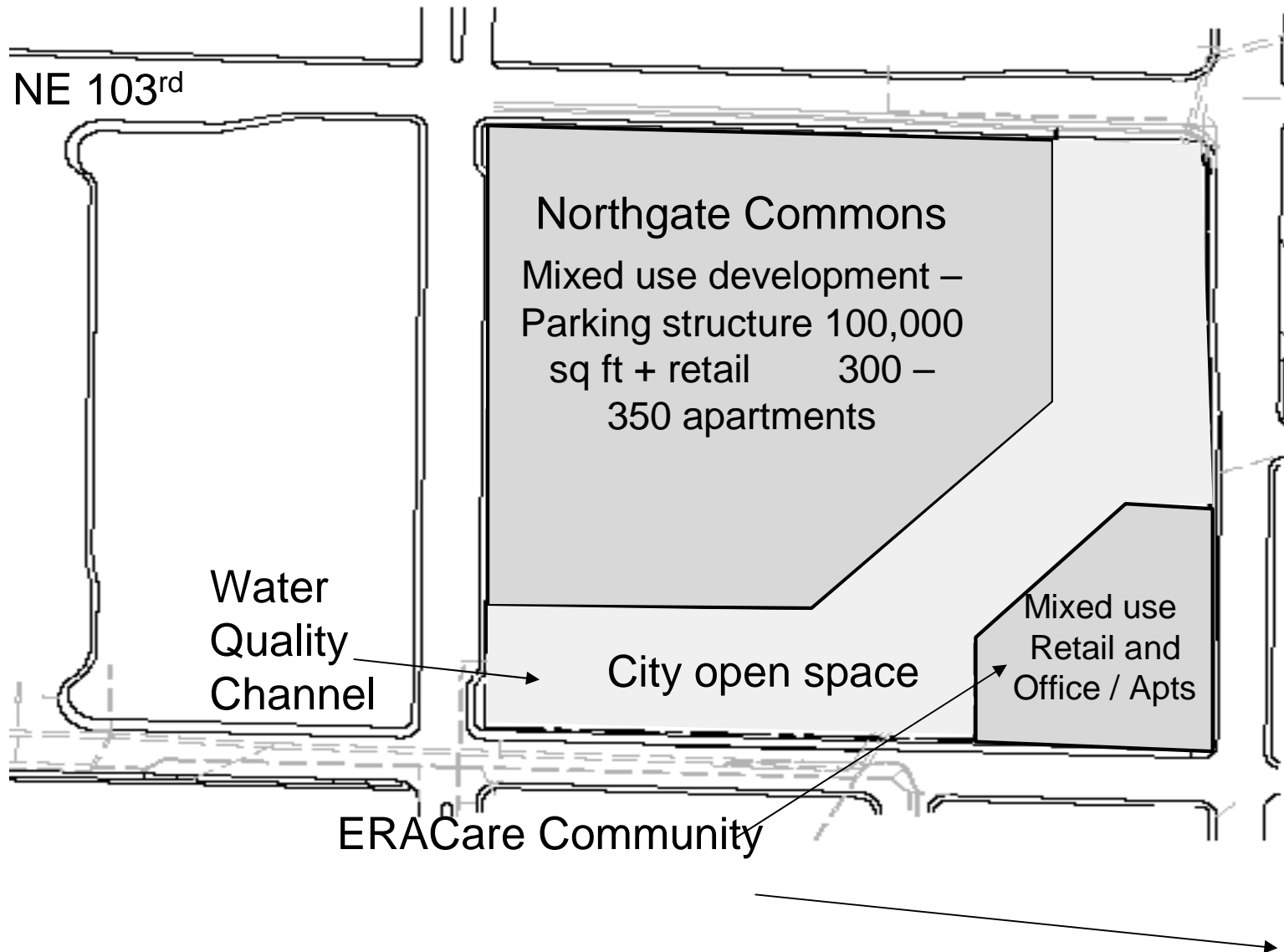
Project Background - Site Context



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Project Background - Direction

City Council Direction for SPU

1. Recommend project for the site that integrates natural drainage and open space
2. Evaluate three alternatives:
 - Daylight
 - Natural drainage system
 - Combination of Daylight/Natural Systems

Project Background - Goals

1. Improve stormwater entering Thornton Creek by enhancing water quality, and slowing down and infiltrating flows from smaller frequent storms.
2. Provide a safe and pleasing public open space that fits well with the Northgate Commons and surrounding streetscapes.
3. Provide pedestrian connections through the site at key locations.
4. Use native landscaping.
5. Provide year-round flowing water.

Project Background - Stakeholders

Stakeholder process

- 5 meetings of presentation and discussion
- March Northgate Community Forum
- Formal Advice to the City
 - #1 - Preference for Hybrid alternative
 - #2 - Support of coordination with Lorig Associates

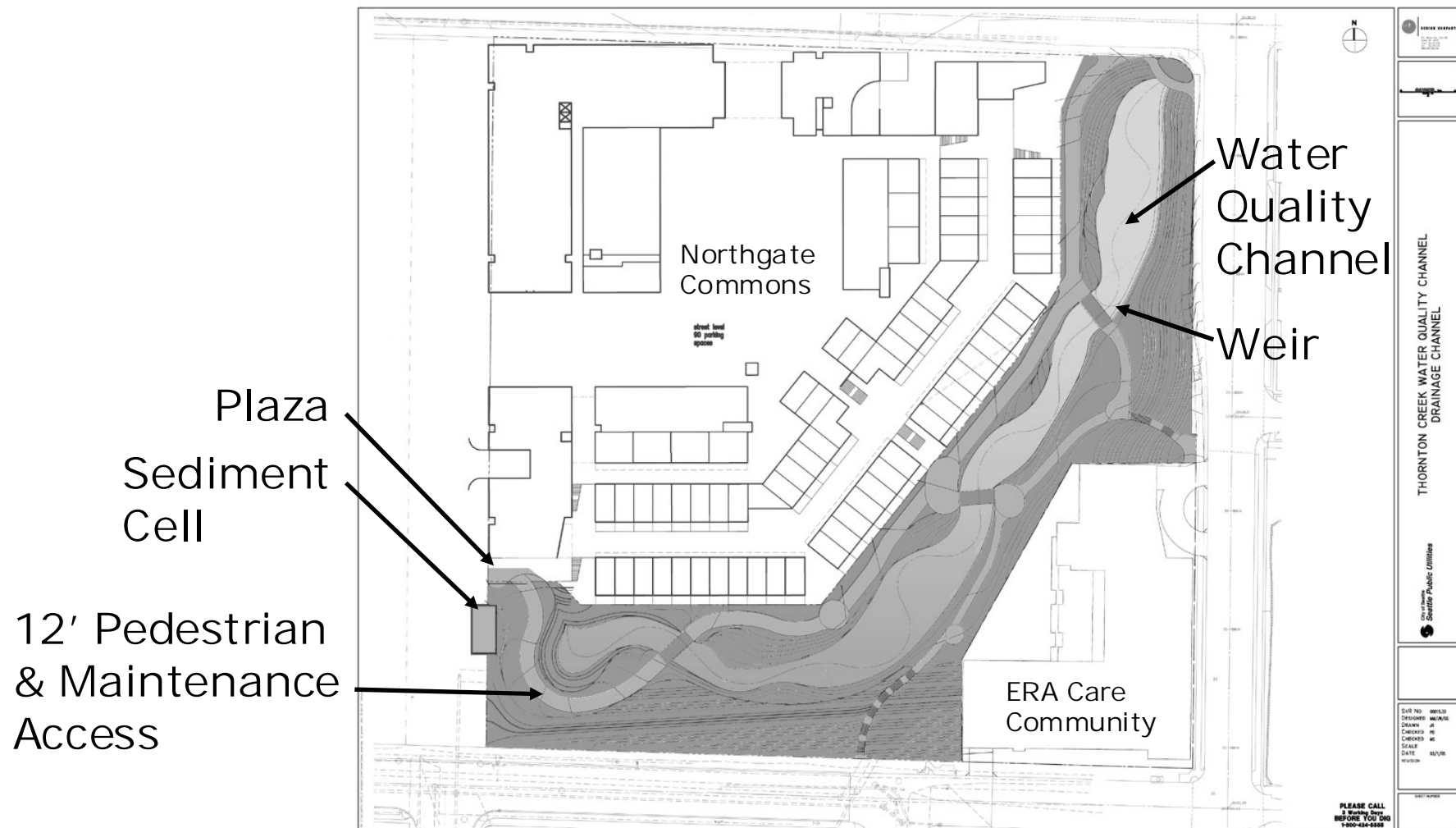
Project Background - Approval

2004 Council Approval:

- Budget for Hybrid option
- Purchase of 2.7 acres
- MOU to coordinate with Lorig Associates

Project Concept

Conceptual Site Plan



Overview of Northgate Commons and ERACare Projects

- Site layout, massing and general land use
- Site character

Overview of Northgate Commons

Massing:



ORIGINAL MASSING
PRESENTED AT EDG MEETING

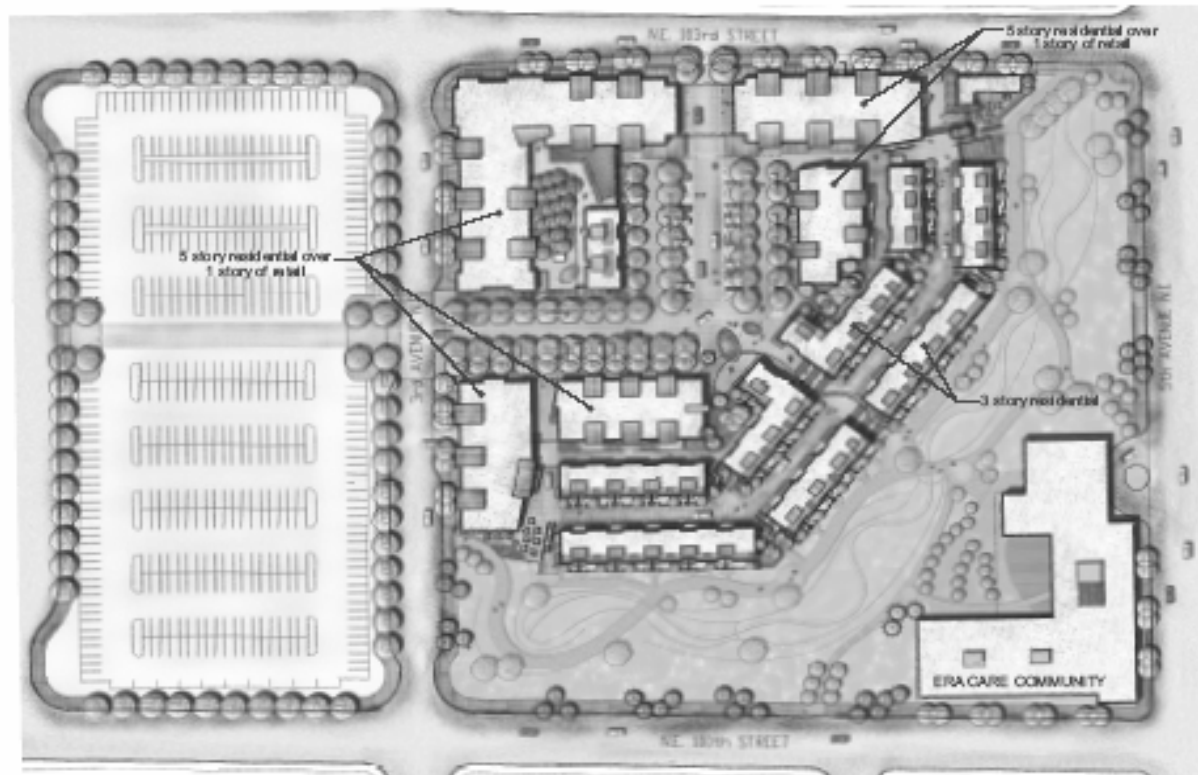


IMPROVED MASSING
(3/05)



Overview of Northgate Commons

Site Layout:



Overview of Northgate Commons & ERAcare Community

Character:



convenient access



vitality of the village center



convenience



Northgate Commons
Design Review - Meeting 1
03.21.05

Senior Housing
Architectural
Concept Photos



ERAcare COMMUNITIES 5.1

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Water Quality Channel Overview

Treatment Train

- Pollutant Type – Sediments/Oils/Dissolved Metals
- Channel Elements
 - Diversion Structure
 - Sediment Cell
 - Bioswale Terraces
- Relationship between Water Quality Treatment and Maintenance

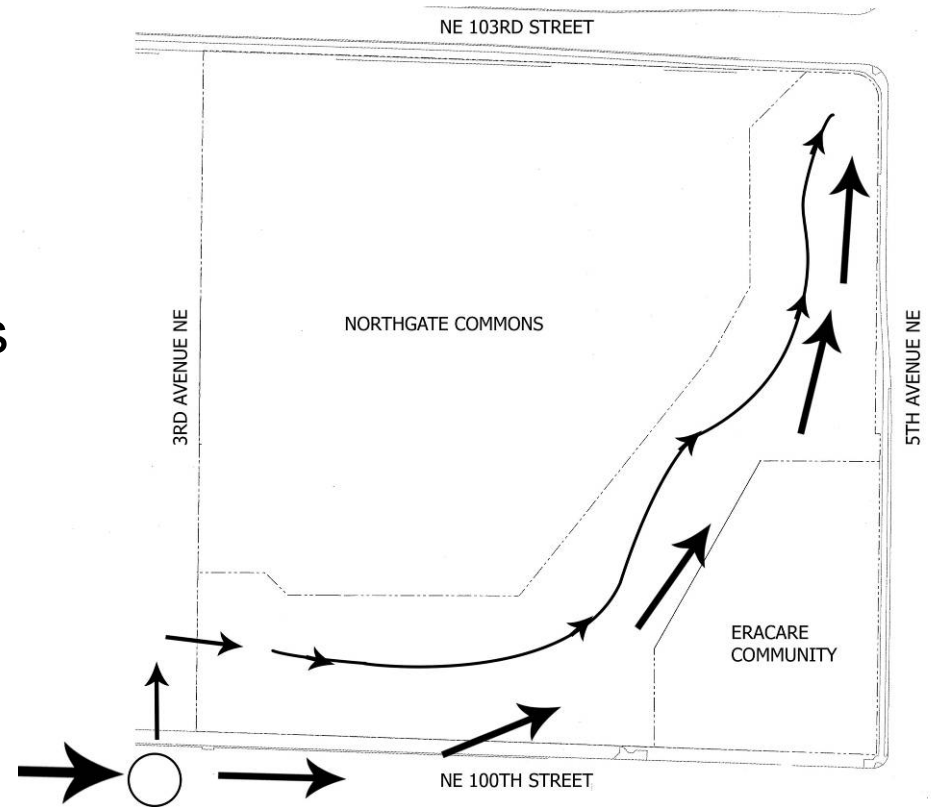


Water Quality Channel Overview

Treatment Train – Channel Elements

Diversion Structure

- Diversion of Base Flow and Small/Frequent Storms
- Raise Elevation of Channel
- Moderate Upstream Impacts
- Coarse Sediments

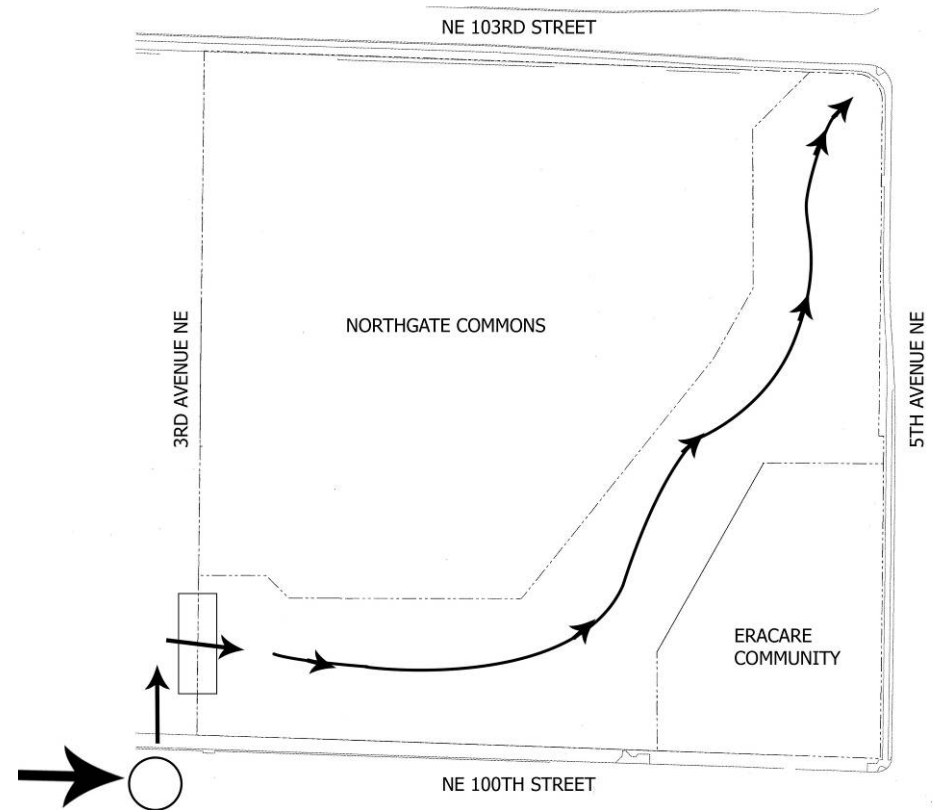


Water Quality Channel Overview

Treatment Train – Channel Elements

Sediment Cell

- Initial Treatment
- Suspended Sediments
and Floatables
- Accessible/Frequent
Maintenance

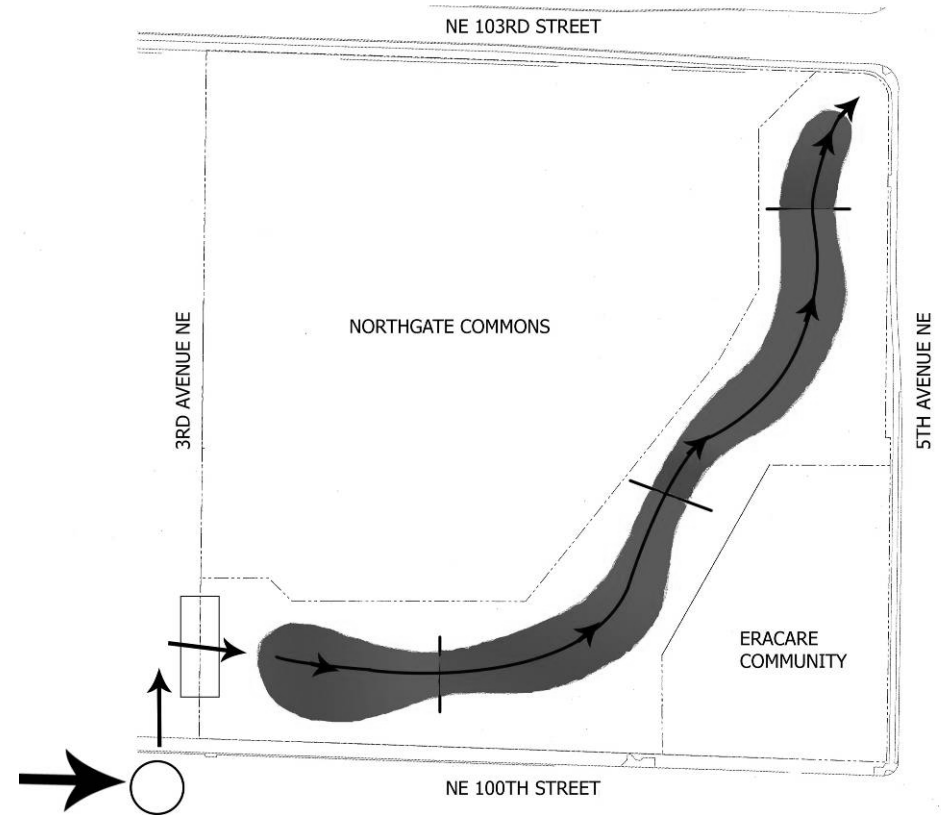


Water Quality Channel Overview

Treatment Train – Channel Elements

Channel System

- Base flow through low flow channel
- Weirs back up storm flow onto terraces
- Fine Sediments and Dissolved Pollutants by Biofiltration/Infiltration



Site Elements and Design

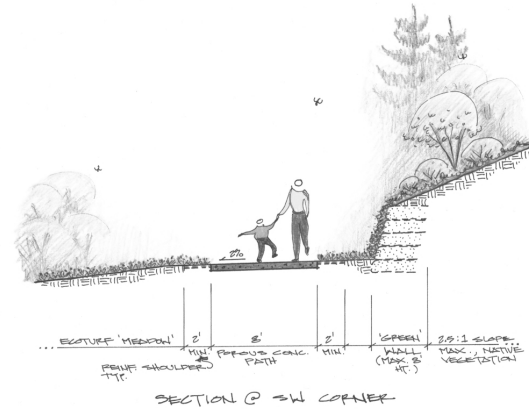
Pedestrian Connections

- Primary NE-SW path
 - ADA
 - Maintenance vehicle accessible
- Potential secondary paths
 - Site exploration
 - 5th Avenue, 100th Street access
- Potential access to Northgate Commons
 - Public access via plaza-like transitions
 - Potential private connections

Site Elements and Design

Grade Changes and Walls

- Overall character of the channel
- Wall types
- Landscaped slopes



Pedestrian bridge-Example Meadow Brook



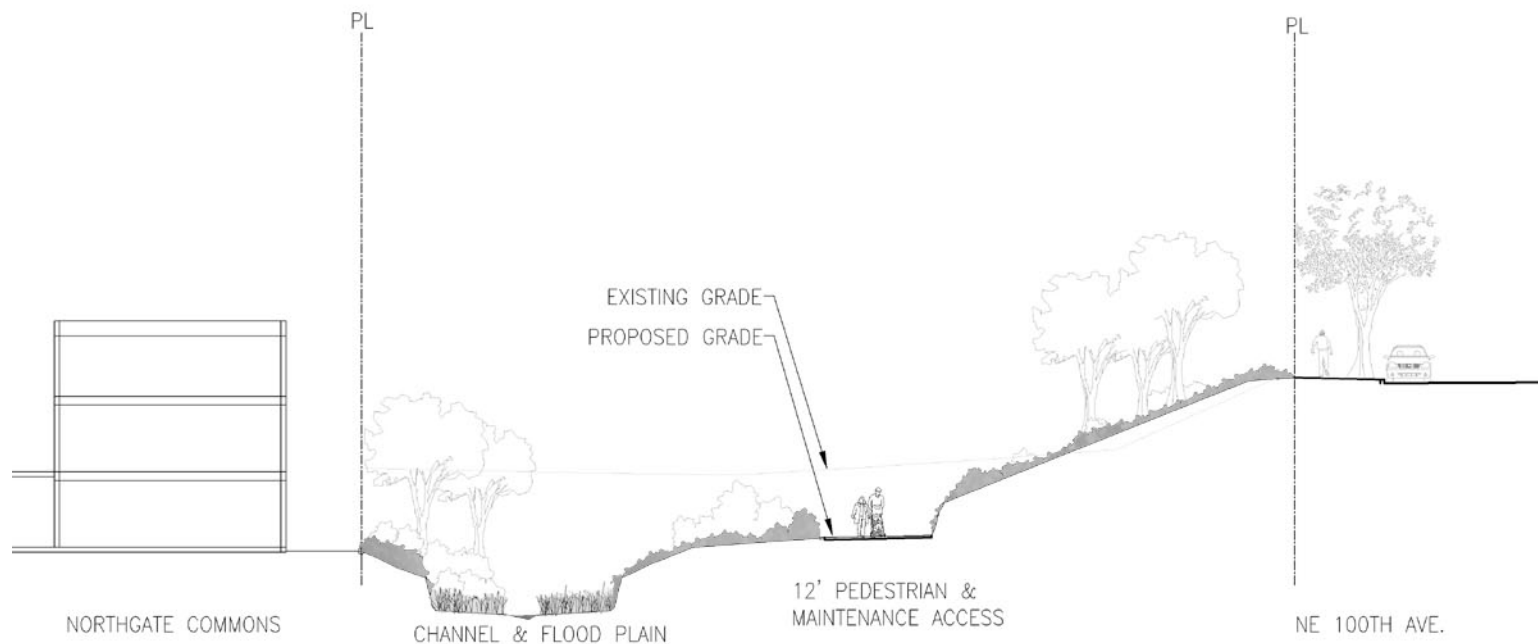
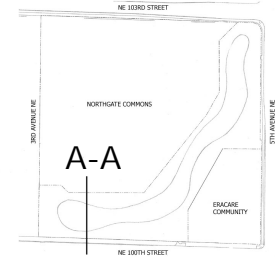
Example Carkeek Cascade vegetated green wall



Site Elements and Design

Site Section “A-A”

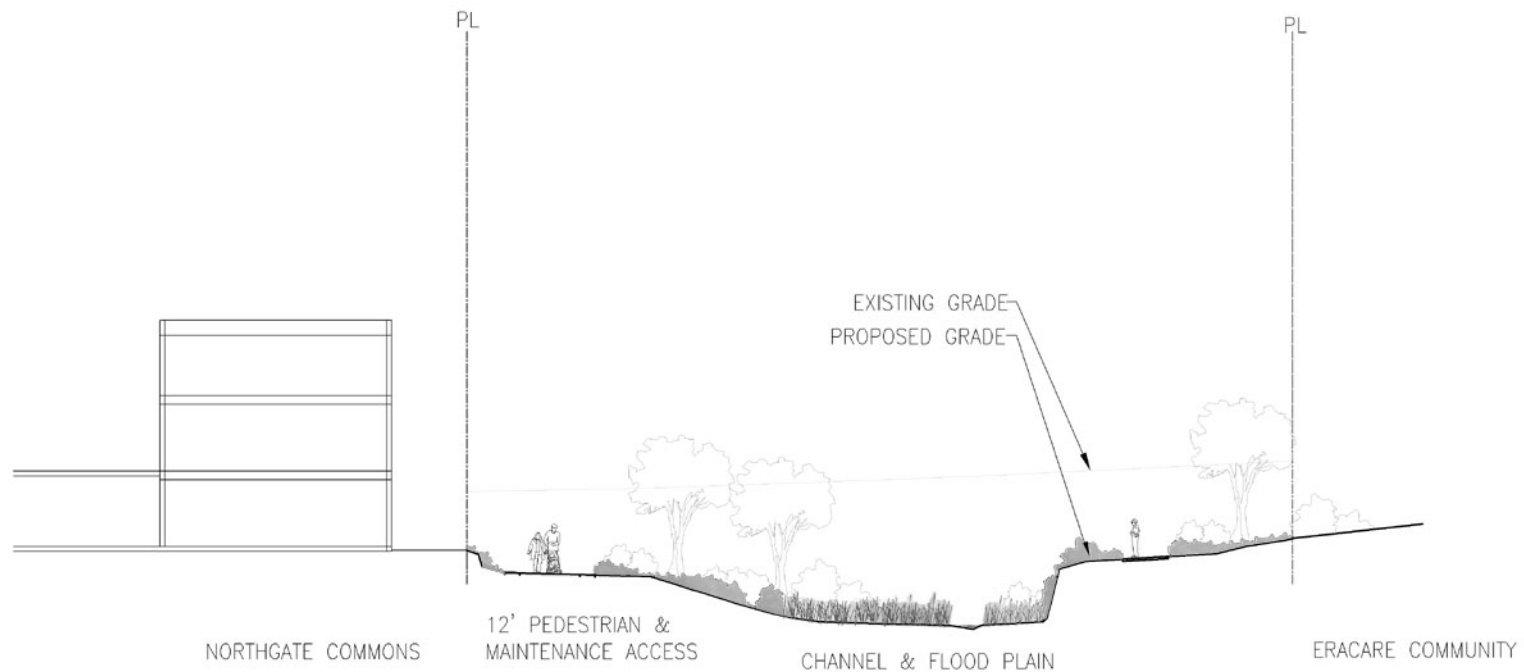
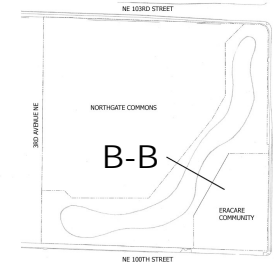
SW corner from NE 100th Ave. across Channel to Northgate Commons



Site Elements and Design

Site Section “B-B”

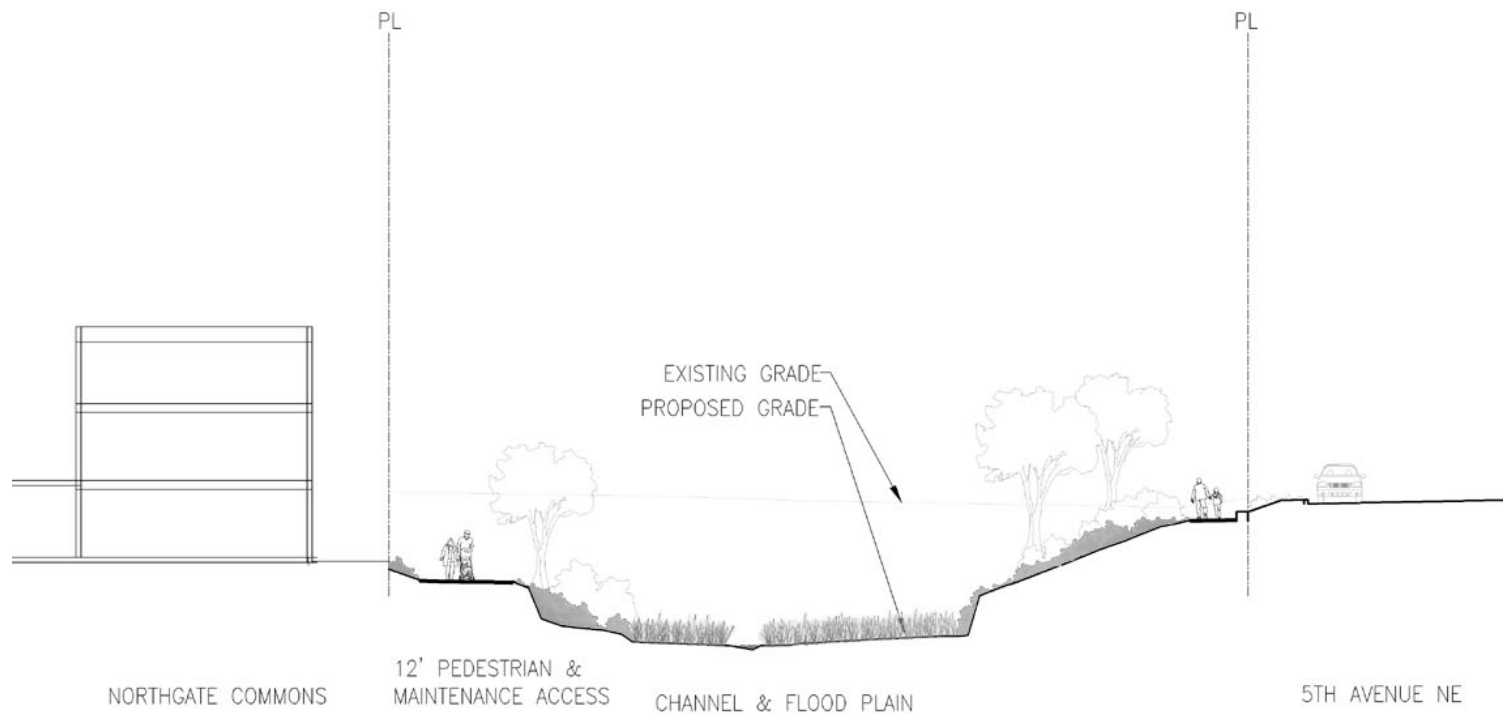
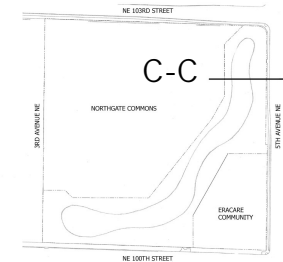
SE corner from Eracare across Channel to Northgate Commons



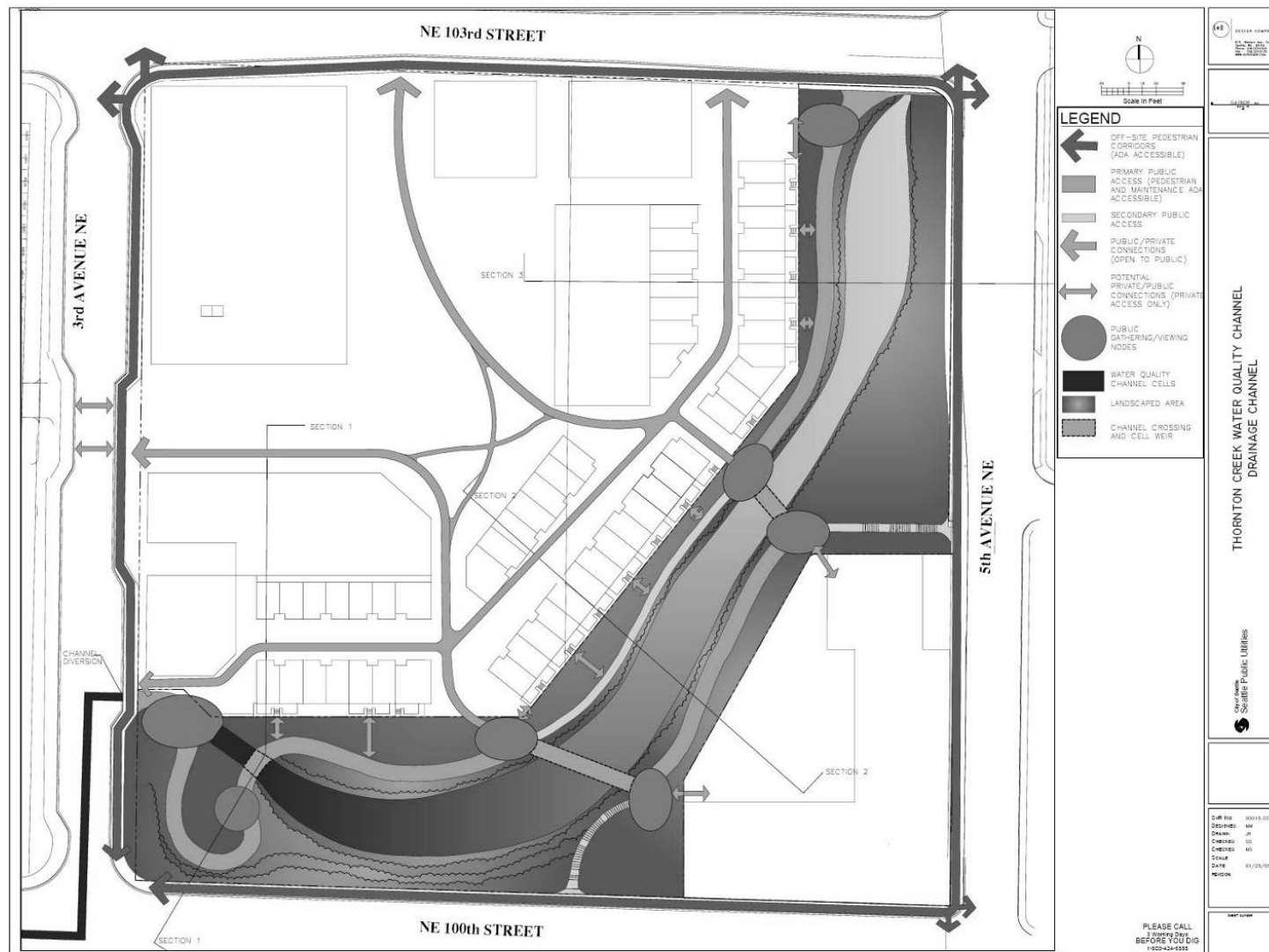
Site Elements and Design

Site Section “C-C”

From 5th Ave, across Channel to the
Northgate Commons



Pedestrian Connections



Desired Feedback

Public - Private Relationships

- Determine boundaries and easements
- Plazas
- Pedestrian access and hierarchy

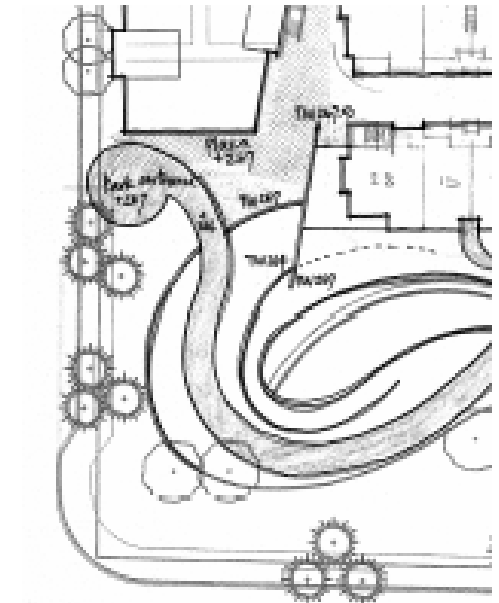
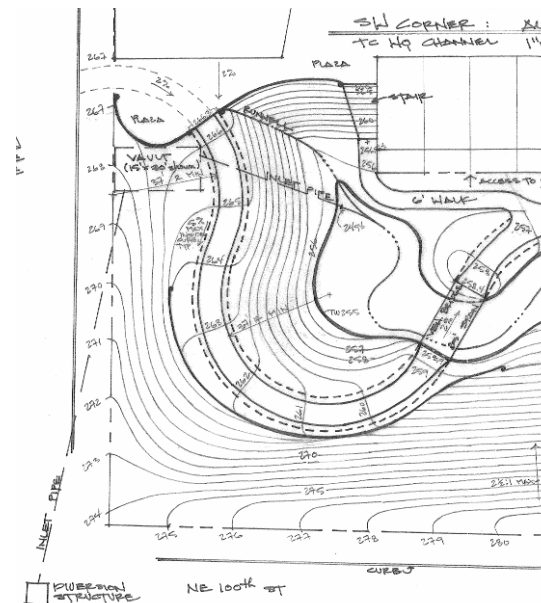
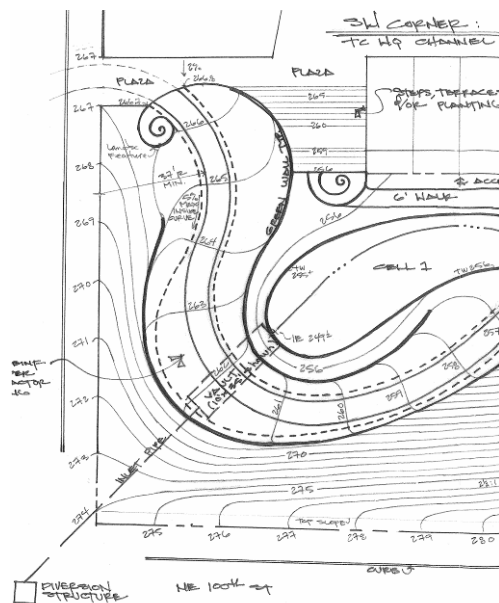
The Urban/Nature Interface

- Design integration with adjacent projects
- Potential street improvements

Public – Private Relationships

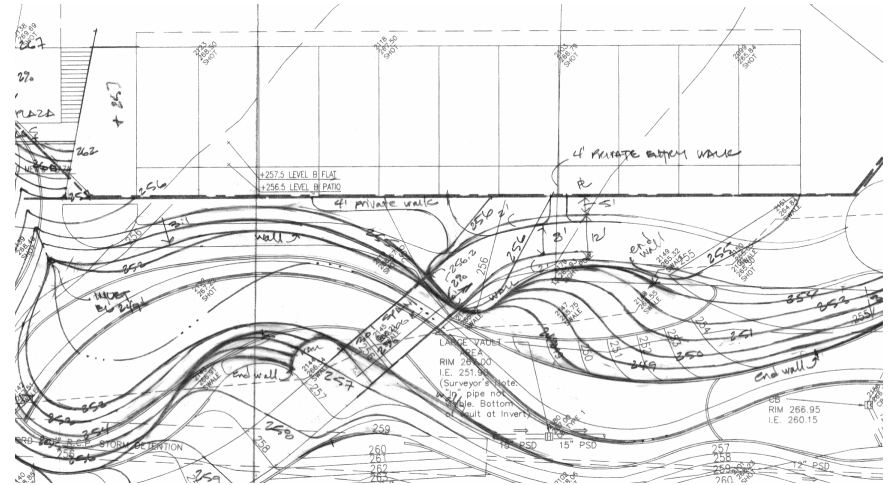
Plazas – Design Objective

- Seamless connection between plaza, mixed-use and the channel.
- Integrate access and space needs.
- Continuity of the SW plaza design for the theme of other plazas.



Pedestrian Access and Hierarchy

A hand-drawn sketch of a building layout, likely a school or institutional building. The building is rectangular with several rooms. The rooms are numbered: 28, 12, 18, 18, 18, 18, 28. There are two sets of stairs indicated by a staircase symbol. In the foreground, there is a large, stylized tree with a thick trunk and several branches. A road or path is shown at the bottom, labeled TW247.5 and TW247. The drawing is done in black ink on a white background.



The Urban/Nature Interface

- Northgate Urban Center
 - Design Guidelines
 - 5th Avenue Streetscape
- Adjacent Projects
 - Lorig and ERACare
 - Thornton Creek Park 6
- Other Future Design

The Urban/Nature Interface

Northgate Urban Center Design Guideline Goals

Community Goal:

- Pedestrian oriented
- Block by Block Design identity
- Corner lots as gateways
- Open spaces and Connections

From Northgate Urban Center & Overlay District Design Guidelines

The Urban/Nature Interface

Adjacent Projects

- Lorig's Northgate Commons
- ERACare Senior Housing



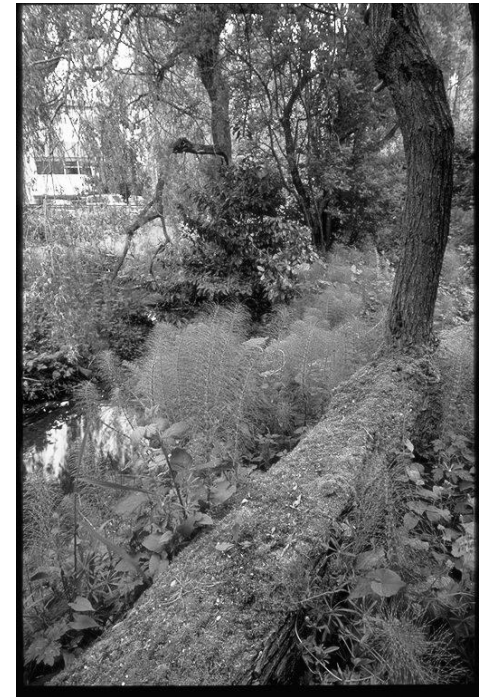
View – 3rd Ave. looking North

The Urban/Nature Interface

Adjacent Projects – Thornton Creek Park 6



Image by Johmy Hartsfield



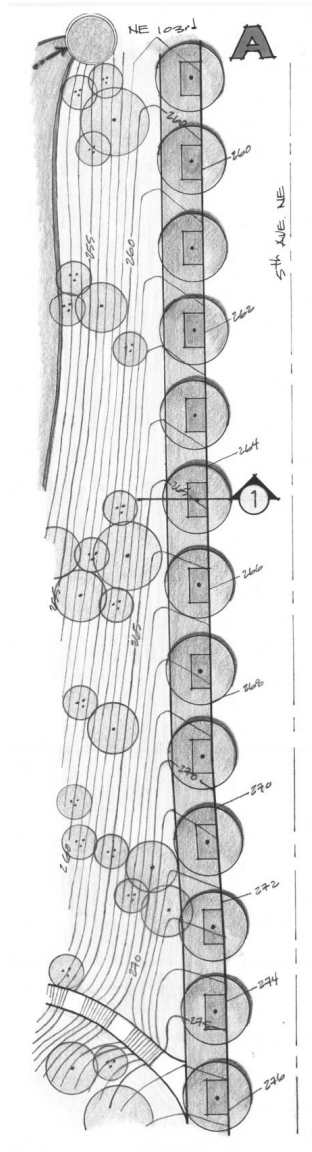
The Urban/Nature Interface

5th Avenue Streetscape

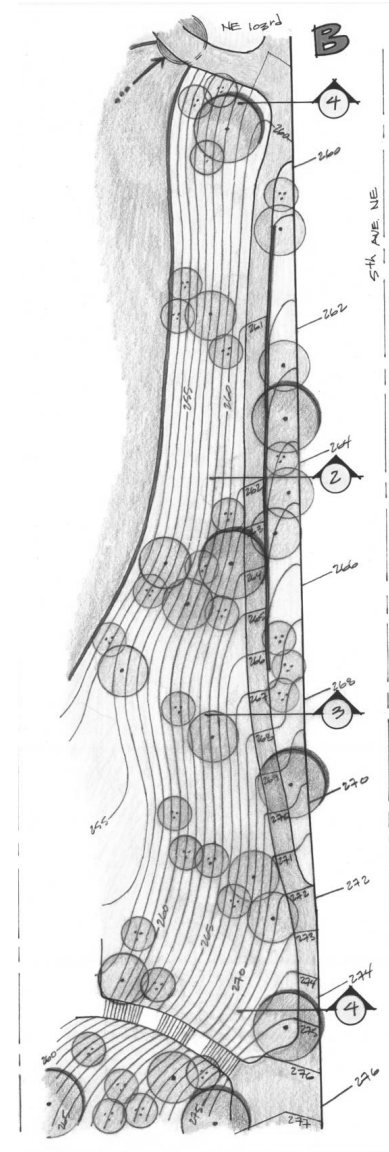
- SPU focus is on the channel and primary access points.
- ERACare will provide some street improvements.
- Remaining 5th Avenue will be completed under SDOT.

The Urban/Nature Interface – 5th Ave Streetscape

5th Avenue NE Streetscape Design Guideline



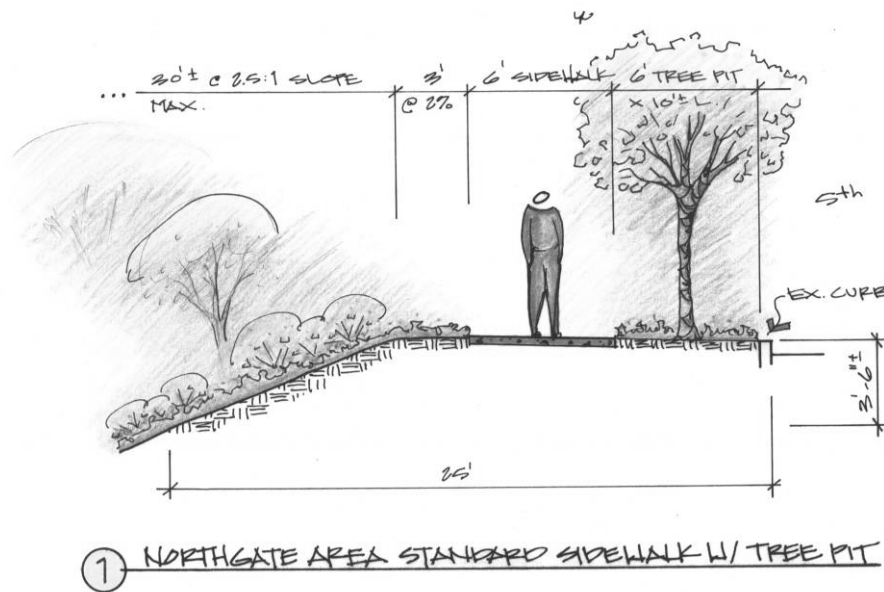
Future Park- like Sidewalk Design



The Urban/Nature Interface

5th Ave Streetscape

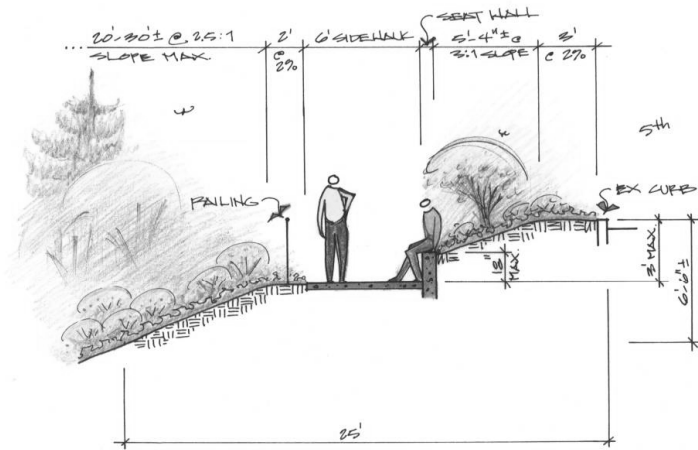
5th Avenue NE Streetscape Design Guideline



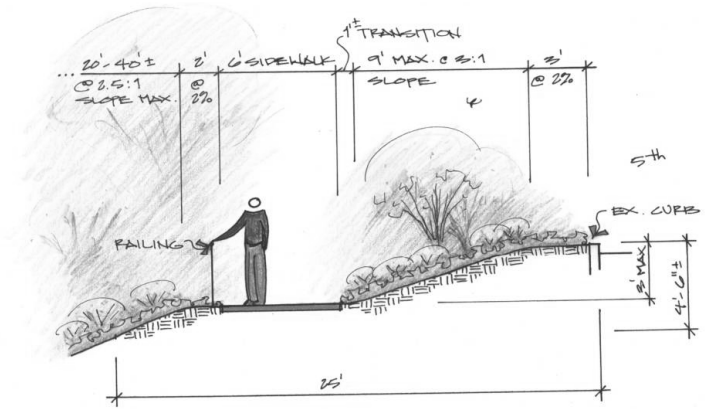
The Urban/Nature Interface

5th Ave Streetscape

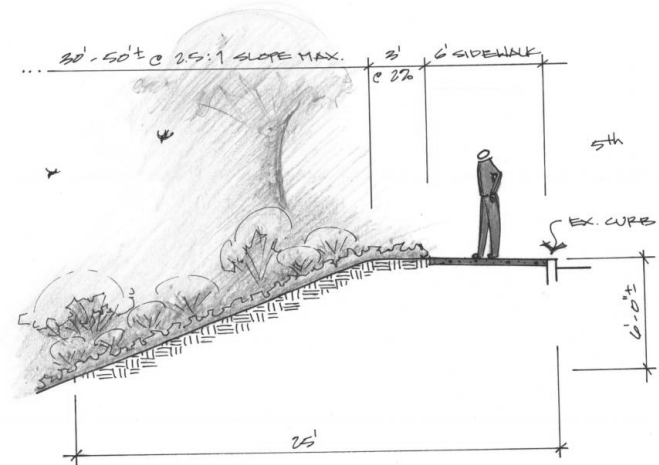
Future Park-like Sidewalk Design



② ALT. SIDEWALK BELOW STREET W/ SEAT WALL



③ ALT. SIDEWALK BELOW STREET LEVEL



④ ALT. SIDEWALK ADJ. EX. CURB

Next Design Commission Presentation

- Established boundaries and easements
- Refined channel\water quality design and site plan
- Bridge details
- Art plan concepts
- Planting schematics
- Site amenities

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Seattle Design Commission Presentation

Seattle Public Utilities

April 7, 2005



GAYNOR, Inc.
Seattle, WA